

REDEVELOPMENT COMMISSION – MINUTES

OCTOBER 13, 2020

MEMBERS: Keith Campbell, Dick Robertson, Dr. Robert Taylor, Jon Milleman and Corey Kutz

Also in attendance – Communications & Community Development Joe Le Page, Attorney Rob Schein, Clerk-Treasurer Tonya Thayer

Corey Kutz calls the meeting to order at 6:30 p.m. and everyone is led in the Pledge of Allegiance.

Roll Call – all present

APPROVAL OF SEPTEMBER 14, 2020 MINUTES

Motion by Taylor to approve said minutes, 2nd by Robertson. Motion carries by unanimous vote

OLD BUSINESS

Amend Demolition Contract for Denney Excavating for 125 S. Meridian St. – Clerk-Treasurer Thayer explains there was a mathematical error regarding the contract. It was originally stated the contingency was 20% for \$43,448, however it should be 10% for \$21,724, so the new contract amount is \$238,964.

Motion by Taylor to amend the contract as stated above, 2nd by Robertson. Motion carries by unanimous vote.

NEW BUSINESS

WATERFORD RESIDENTIAL TAX INCREMENT FINANCING DISTRICT DISCUSSION –
Presentation by Steve Henke, President of Henke Development. Attorney Rob Schein explains the need for Authorization by this Commission to have the Mayor work with Henke Development to set up a public meeting to take place at Perry Worth Elementary School the week of November 16, which is a prerequisite that needs to occur under this statute plus other preliminary matters would be behind the scene working on the housing plan. The next meeting in November would be a Declaratory Resolution. Lisa Lee partner with Ice Miller and specializes in the TIF area and municipal finance. She explains the process and answers questions.

Motion by Robertson to request the Mayor to work with Steve Henke to set a Public Meeting of the RDC at Perry Worth Elementary School for a time that is convenient for everyone, 2nd by Campbell. Motion carries by a unanimous vote.

RESOLUTION 2020-04 – A RESOLUTION OF THE CITY OF LEBANON REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION FOR THE LEBANON CONSOLIDATED ECONOMIC DEVELOPMENT AREA – Molly Whitehead, Executive Director Boone County EDC explains this is a highly automated facility, anticipating at least 100 jobs with above average wages for Boone County with an investment in excess of \$100 million. Attorney Rob Schein reads the Resolution.

Motion by Milleman to adopt Resolution 2020-04, 2nd by Taylor. Motion carries by a unanimous vote.

BUSINESS PARK TRAIL PLANNING – PRESENTATION by Ken Remenschneider and Brandon Schreeg with Kimley-Horn.

LEBANON COMMUNITY SCHOOL CORPORATION WORKFORCE COORDINATOR – PROGRESS REPORT – Kristen Scott gives an update on the Work Based Learning Program at Lebanon High School. Three students from Lebanon High School come forward with testimonies of their work experience. Commissioners applaud the efforts of Ms. Scott and the students in this program.

CLAIMS

Motion by Robertson to pay the Claims, 2nd by Milleman. Motion carries by unanimous vote.

ADJOURNMENT

Motion by Robertson to adjourn, 2nd by Milleman. Motion carries by unanimous vote.

The next regular Lebanon RDC meeting is scheduled for November 9, 2020 at 6:30 pm

Respectfully submitted by Tonya Thayer, Clerk-Treasurer